

1 BILL NO. R-81-07-51

2 RESOLUTION NO. R-

76-81

3 A RESOLUTION of the Common Council setting forth
4 the policy of the City in regard to the annexation
5 of the Keller Road Area.

6 WHEREAS, the annexation of territory to the city is a
7 legislative function; and,

8 WHEREAS, the Common Council is called upon in the preparation
9 of the City budget to provide for the furnishing of municipal services to
10 the entire City including the newly annexed areas; and,

11 WHEREAS, the Common Council desires that newly annexed areas
12 receive the full measure of municipal services; and,

13 WHEREAS, the Common Council has before it an ordinance for the
14 annexation of the Keller Road annexation area, more specifically:

15 Beginning at a point 1110.5' west of the southeast corner
16 of the southwest $\frac{1}{4}$ Section 8-29-12; thence continuing west
17 on the south line of Section 8-29-12 to the intersection with
18 the west line of the east half of the southwest $\frac{1}{4}$ Section
19 8-29-12; thence north on said line to the north line of
20 south half of Section 8-29-12; thence east on said line to
21 the present City limits as established in Annexation
22 Ordinance X-57-03-15; thence south along the present
23 City limits to a point where the present City limits
24 deflects to the right; thence south 69 degrees 56' west
25 a distance of 1645'; thence south 0 degrees 36' west a
26 distance of 308'; thence south 89 degrees 24' east a
27 distance of 1363.0'; thence south 44 degrees 46' west to
28 the south line of Section 8-29-12; thence west 1110.5' to
29 the point of beginning; containing 75.328 acres of land,
30 more or less.

31 BE IT THEREFORE RESOLVED BY THE COMMON COUNCIL OF THE CITY OF
32 FORT WAYNE, INDIANA:

33 SECTION 1. That in the case of the Keller Road annexation it is
34 the policy of the City of Fort Wayne to follow the provisions of Common Council
35 Resolution No. R-56-79 with regard to the provision of non-capital and
36 capital services to the annexation area.

37 SECTION 2. That it is the policy of the City to follow the
38 annexation fiscal plan for said described territory as prepared by the
39 Department of Community Development and Planning.

40 SECTION 3. That said plan sets forth cost estimates of the
41 services to be provided, the methods of financing these services, the plan
42 for the organization and extension of these services to be provided delineates
43 the non-capital improvement services to be provided within one (1) year of
44 annexation, the capital improvement services to be provided within three
45 (3) years of annexation, and the plan for hiring employees of other
46 governmental entities whose jobs will be eliminated by this annexation.

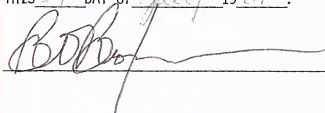
1 Page two
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4 SECTION 4. Said plan is hereby approved and adopted by the
5 Common Council and shall be in force upon the effective date of the Keller
6 Road annexation ordinance.

7 CITY OF FORT WAYNE
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9 
10 Councilperson

11 APPROVED AS TO FORM AND LEGALITY
12 THIS 24 DAY OF July 1981.
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Read the first time in full and on motion by E. Isbick, seconded by J. Burns, and duly adopted, read the second time by title and referred to the Committee Annexation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 7-28-81

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by E. Isbick, seconded by J. Burns, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>NUCKOLS</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT, D.</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT, V.</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 10-13-81

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. B-76-81 on the 12th day of October, 19 81.

ATTEST:

(SEAL)

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

John Nuckols
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of October, 19 81, at the hour of 11:30 o'clock A M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 15th day of Oct. 19 81, at the hour of 10 o'clock A M., E.S.T.

Winfield C. Moses, Jr.
WINFIELD C. MOSES, JR.
MAYOR

BILL NO. R-81-07-51

REPORT OF THE COMMITTEE ON ANNEXATION

WE, YOUR COMMITTEE ON Annexation TO WHOM WAS REFERRED AN
ORDINANCE A RESOLUTION of the Common Council setting forth the
policy of the City in regard to the annexation of the Keller
Road Area

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

BEN A. EISBART, CHAIRMAN

DONALD J. SCHMIDT, VICE CHAIRMAN

VIVIAN G. SCHMIDT

SAMUEL J. TALARICO

MARK E. GIAQUINTA

[Handwritten signatures in blue ink: Ben A. Eisbart, Donald J. Schmidt, Vivian G. Schmidt, Samuel J. Talarico, Mark E. GiaQuinta]

10-13-81
CONCURRED IN
DATE CHARLES W. WESTERMAN, CITY CLERK



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

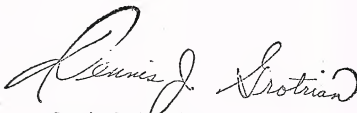
29 September 1981

TO: The Common Council
City of Fort Wayne

RESOLUTION
OF THE
CITY PLAN COMMISSION

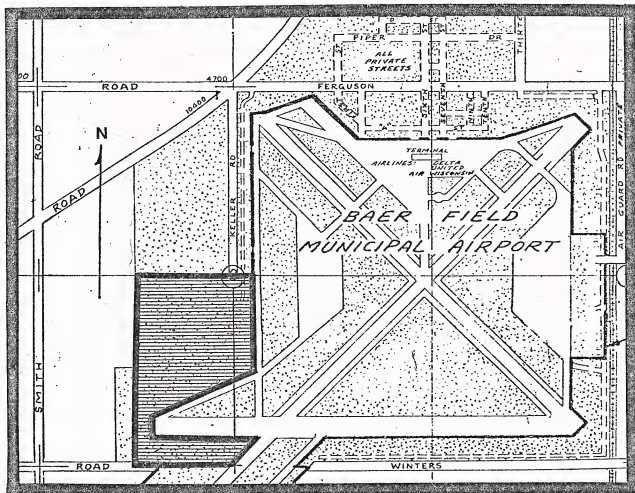
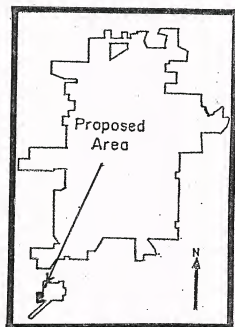
BE IT HEREBY RESOLVED that the City Plan Commission recommends
DO PASS for the Keller Road Annexation, Annexation Bill No. X-81-07-50 and
Resolution No. R-81-07-51.

Certified and signed this
29th day of September 1981.


Dennis J. Grotian
Secretary

KELLER ROAD ANNEXATION

CITY OF FORT WAYNE
DEPARTMENT OF CD & P



INTRODUCTION

The Keller Road Annexation is a voluntary annexation to the City of Fort Wayne. This area is contiguous to the southwest corner of Baer Field Municipal Airport and is bordered by Keller Road and Winters Road on the north and south, respectively. The City of Fort Wayne owns or leases all of the land within the annexation area.

The Allen County Plan Commission has zoned the area and surrounding land I-2, General Industrial. A combined airport hangar and office complex have been proposed on a small site within the area. The remainder is vacant, and no other development has been proposed for the annexation area at this time.

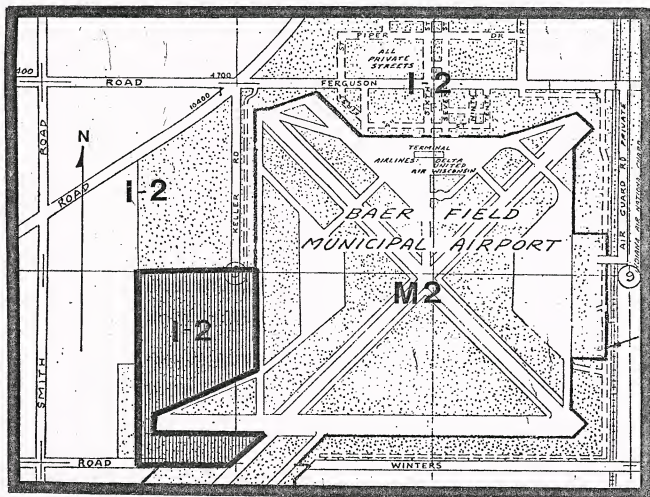
The Keller Road Annexation satisfies the criteria of the Indiana State Statutes. In addition, the fiscal plan as described in this document fulfills and requirements of Resolution R-56-79, which has been adopted by the Fort Wayne City Council. This plan describes the area to be annexed, sets forth a plan to provide municipal services, and summarizes the financial impact of annexation upon the City.

I. BASIC DATA

- A. LOCATION: The proposed annexation area is located on Keller Road adjacent to the southwest corner of Baer Field Municipal Airport. (See attached map.)
- B. SIZE: 75.328 acres
- C. POPULATION/DENSITY: Vacant. Zero population.
- D. BUILDINGS: Current: None
Proposed: An airport hangar-office complex of approximately 61,600 square feet.
- E. LAND USE: Current: Vacant.
Proposed: An airport hangar-office complex on a small site within the annexation area.
- F. ZONING: The area and all the land surrounding it in the County are zoned I-2, General Industrial, under the County Zoning Ordinance. This designation converts to M-2, General Industrial District, under the City Zoning Ordinance. Baer Field Municipal Airport, which is already within the City, is zoned M-2.
- G. PLANNING: Annexation of this territory allows the City to expand Baer Field Municipal Airport and the services that facility provides. In addition, annexation permits more efficient provision of municipal services, such as police and fire protection. The site is one-eighth contiguous to the corporate limits, and more than fifty-one percent (51%) of the property owners petitioned for annexation, so the requirements for voluntary annexation as outlined in Indiana Law are met. Also, it is an integral part of the Baer Field Airport in that it will provide for the shelter, supply and care of aircraft as well as for receiving and discharging of passengers and cargo by air, as required by other State Laws.

ANNEXATION AREA

ZONING MAP



II. MUNICIPAL SERVICES

Municipal services are analyzed in terms of the needs of the Keller Road Annexation along with the costs of providing these services. As required by Indiana Law, City services will be provided in a manner that treats the annexation area the same as similar areas in the City. Services will be at City standards.

The City of Fort Wayne will provide police and fire protection, emergency medical service, traffic control, solid waste collection, and street and road maintenance as needed upon annexation. New streets and roads, street lighting sanitary and storm sewers, water and other capital improvements will be provided by the developer according to City standards.

A. POLICE:

The Fort Wayne Police Department will become responsible for servicing the area immediately upon annexation. This service generally includes the prevention and detection of criminal activity, the apprehension of criminal offenders, assistance to those who cannot care for themselves or who are in danger of physical harm, the resolution of day to day conflicts among family, friends and neighbors, and the creation and maintenance of feeling of security in the community. The Police Department is also involved in legal work such as participation in court proceedings and protection of constitutional guarantees. Furthermore, it is responsible for the control of traffic and the promotion and preservation of civil order.

The location, size and character of the area to be annexed have been analyzed by the Police Department and an estimate made of the cost of providing police service. The area can be served by extending Police District # 8, and a maximum of eleven police trips a day will be made through the area. Because most of the area is vacant, the site will require almost no service. In any case, there will be daily variations and the Chief of Police will routinely monitor service delivery and make necessary adjustments in patrol districts, patterns and manpower.

This annexation will not necessitate the hiring of additional personnel; therefore, expenses are based upon mileage costs. Using an average of eleven (11) patrols in a twenty-four hour time period, the annual mileage costs would be \$1,807.

Funding for the manpower and equipment used to serve the area will come from the regular Police Department budget which is derived primarily from local property taxes through the General Fund.

ESTIMATED ANNUAL COST: \$1,807

B. FIRE:

The Fort Wayne Fire Department will provide service to the area immediately upon annexation. The services provided include fire protection and suppression, emergency rescue, and fire prevention. Response will come from Station # 5 at 5801 Bluffton Road and Station # 12 at 5300 South Anthony. The response time for the first fire pump should be approximately 4 - 5 minutes.

Serving the proposed development will not require additional personnel or equipment, although any runs to the area, related postage, photography, maintenance, etc., will use some materials. However, the extra materials used for this annexation alone will not lead to an increase in the Fire Department budget. It should also be noted that existing personnel will be used for inspections in the area. However, future annexations will probably make it necessary to build a fire station in this area.

Additional fire protection is provided by the Baer Field Airport crash unit.

ESTIMATED ANNUAL COST: \$0

C. EMERGENCY
MEDICAL
SERVICE:

Immediately upon annexation, the area will receive full time emergency medical service coverage from the Fort Wayne EMS Department. This includes both Basic Life Support and Advanced Life Support.

EMS response will come from Lutheran Hospital, located at Home and Fairfield Avenues. In addition, for certain emergencies such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. This assistance will come from Stations # 5 and # 12. The Fire Department trains a number of its personnel so that each station has an emergency medical technician. Therefore, the firemen are able to administer medical treatment to residents before the ambulance arrives to transport them.

The method of financing Emergency Medical Service is based on charging residents who use the service. The charge will be \$65 for non-emergency runs to \$120 for emergency runs. This method of financing permits EMS service to be extended to the Keller Road Annexation with its existing budget. In other words, the residents will pay directly for EMS service only when they need it.

ESTIMATED ANNUAL COST: \$0

D. SOLID WASTE
COLLECTION:

Because the airport hangar-office complex is an industrial development, it will have to provide its own solid waste collection. The remainder of the annexation area is vacant; therefore, the City will incur no costs for solid waste removal from the site.

ESTIMATED ANNUAL COST: \$ 0

E. TRAFFIC
CONTROL:

There are no public roads in the annexation area. Access to it will be provided by an airport perimeter road leading to a private drive. Consequently, the City will incur no maintenance or installation costs for traffic signs.

ESTIMATED ANNUAL COST: \$0

F. STREET
LIGHTING:

There will be no costs for street lighting because no public roads are being annexed. The City will review development plans for potential areas of concern and regulation.

ESTIMATED ANNUAL COST: \$0

G. STREETS AND
ROADS:

This annexation does not include any public roads. Access to the area will be provided by an airport perimeter road to a private drive. Therefore, no costs will accrue to the City for the installation and/or maintenance of public streets for the annexation area.

ESTIMATED ANNUAL COST: \$0

H. PARKS:

There is no residential population in the annexation area. Also, the surrounding territory is zoned for industrial development; thus, there will be no demand for recreational facilities. As a result, no expenses for parks will be incurred.

ESTIMATED ANNUAL COST: \$0

I. FORT WAYNE
UTILITIES:

(1) Water: This area is currently supplied with well water from the Baer Field Airport water system. The developer of the airport hangar-office complex will hook into this system at his own expense. The Water Master Plan proposes City water service for this area at a future date, but no efforts are currently underway to implement the relevant portions of the Plan. Consequently, no costs will accrue to the City.

ESTIMATED ANNUAL COST: \$0

(2) Fire Hydrants: There are no fire hydrants in the annexation area, and thus, the City will not have any expense in maintaining them. In addition, the developer of the airport hangar-office complex has made other arrangements for fire protection with the approval of the State Fire Marshall. Therefore, the City will not have to install any hydrants for this particular development.

ESTIMATED ANNUAL COST: \$0

(3) Sanitary Sewers: The annexation area is served by a 12" sanitary sewer; however, a 12" sewer must be extended to the site of the airport hangar-office complex. The cost of this extension will be borne by the developer.

ESTIMATED ANNUAL COST: \$0

(4) Storm Sewer: According to the County Surveyor and the Department of Water Pollution Control, there are several legal drains and storm sewers in areas adjacent to the annexation territory. The drains and sewers are able to accommodate the storm water run-off from the annexation area, so it will not be necessary to install new facilities. If the developer of the airport hangar-office complex should decide to install storm sewers, it must be at his own expense. Consequently, the City will not incur any expense for storm sewers.

ESTIMATED ANNUAL COST: \$0

J. GENERAL
ADMINISTRATIVE
FUNCTIONS:

Upon annexation, all administrative functions of the City will be available to the Keller Road area. This includes, but is not limited to the Law Department; the City Plan Commission, the Mayor's Office, the Board of Works, Metropolitan Human Relations, and so on. General administration includes all the regulatory and program functions of the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

The costs of these services cannot be directly related to the size of population of an area.* Consequently, this plan does not include cost estimates. However, the budgets of these departments are developed with consideration of annexation, thereby, expansion of administrative functions is possible. Funding comes from a variety of resources including the General Fund, monies from the State (MVH for example) and in some cases, Federal Grants.

ESTIMATED ANNUAL EXPENSE: \$0

* Community Development & Planning, Annexation Program and Policy Study, 1975 & 1976.

III. FINANCIAL SUMMARY

The purpose of this section is to report revenues and expenditures from the proposed Keller Road Annexation area. Also, this section will provide a five-year summary of the expenditures compared with the revenues.

A. REVENUES:

All of the annexation area is owned or leased by the Board of Works or the Board of Aviation Commissioners. This land would not produce the City any tax revenues. Also, the site of the airport hangar-office complex would not be taxed because it is owned by a non-profit corporation and leased by the City of Fort Wayne. However, at this time, there is a legal question as to whether or not the structure itself, which will be leased by the City to a for-profit corporation, can be taxed. The attorney for the County maintains that a building used by a for-profit corporation for business purposes is subject to local property taxes, but the attorney for the Board of Aviation Commissioners holds the position that it is not taxable.

Therefore, this report will present two different scenarios of the tax revenues that the City will receive. In the first alternative, the City will receive no taxes from the airport hangar-office complex, but the City will receive taxes in the second. The County Assessor has estimated the assessed value of the structure at \$246,500, netting the City \$7,872 in property taxes per year. Because there is no residential population in the annexation area, the City will not receive any additional taxes from funding sources that are based on population, such as Federal Revenue Sharing and the Local Road and Street funds.

B. EXPENDITURES:

Expenditures reported in the Municipal Services section are summarized here. Capital costs are separated from operating costs, and each is treated as a maximum expenditure.

<u>DEPARTMENT</u>	<u>CAPITAL COSTS</u>	<u>OPERATING COSTS</u>
Police	\$0	\$1,807
Fire	\$0	\$ 0
EMS	\$0	\$ 0
Solid Waste	\$0	\$ 0
Traffic Control	\$0	\$ 0
Streets	\$0	\$ 0
Street Lighting	\$0	\$ 0
Parks	\$0	\$ 0
Water	\$0	\$ 0
Fire Hydrants	\$0	\$ 0
Sanitary Sewer	\$0	\$ 0
Storm Sewer	\$0	\$ 0
Administrative Functions	\$0	\$ 0
Total	\$0	\$1,807

C. FIVE-YEAR
SUMMARY:

The Five-Year Summary shows the projected expenditures compared with the tax revenues expected from the Keller Road Annexation area for the first five years after it is incorporated into the City of Fort Wayne. Both scenarios for tax revenues are compared to expenditures.

The summary automatically includes an 11.7% inflation factor for municipal expenditures and a 5% increase in City revenues for each of the five years. The inflation factor was derived from the price indexes found in the 1980 Statistical Abstract of the United States*, but the revenue factor is based on the percent of increase in the assessed valuation of the State of Indiana. This increase is applied to the City's allowed levy ceiling.

Under the second alternative, property tax revenues from the area will not be collected until 1983. Assuming the area is annexed before March of 1982, the City will receive revenues from the structure in 1983.

Alternative I

<u>Year</u>	<u>Expenditures</u>	<u>Property Tax Revenues</u>	<u>Balance</u>
1982	\$1,807	\$ 0	- \$1,807
1983	\$2,018	\$ 0	- \$2,018
1984	\$2,254	\$ 0	- \$2,254
1985	\$2,518	\$ 0	- \$2,518
1986	\$2,813	\$ 0	- \$2,813

Alternative II

1982	\$1,807	\$ 0	- \$1,807
1983	\$2,018	\$7,872	\$5,854
1984	\$2,254	\$8,266	\$6,012
1985	\$2,518	\$8,679	\$6,161
1986	\$2,813	\$9,113	\$6,300

*"Annual Percent Change in Selected Price Indexes: 1960-1970", The 1980 Statistical Abstract of the U.S., U.S. Department of Commerce, Bureau of the Census, 101st Edition, Table 794, p. 478.

IV. SUMMARY AND RECOMMENDATIONS

A. INDIANA ANNEXATION STATUTES:

This voluntary annexation meets the legal requirements of State Statutes by being one-eighth contiguous to the City Limits and by being petitioned by more than 51% of the property owners. It also satisfies other conditions of State Law by providing for the shelter, supply, and care of aircraft and for the receiving and discharging of passengers and cargo by air. The fiscal plan prepared for this annexation delineates the services to be provided to the territory and estimates the costs of these services, including how the services will be funded. No government employees of other governmental entities will lose their jobs as a result of this annexation.

B. FORT WAYNE ANNEXATION POLICY:

In addition to the requirements of Indiana Statutes, the Fort Wayne City Council has other annexation criteria, which are set forth in R-56-79. The following sections outline these criteria and include the responses to the criteria.

(1) The area proposed for annexation must have a unity of interest with the municipality.

The Keller Road Annexation area is needed to expand the services of Baer Field Municipal Airport. As the City grows, it will need expanded and upgraded airport facilities to serve local residents and businesses. This annexation provides land needed for such future expansion.

(2) The advantages to the proposed annexation area must outweigh the disadvantages.

The 70 vacant acres in the annexation area will later be developed at City standards, which simplifies matters more than a later annexation would. Also, the territory will receive City services, such as EMS and police and fire protection. If the City retains ownership of the land in the annexation area, future developers will receive the added benefit of not paying property taxes on the land.

(3) The advantages to the City must outweigh the disadvantages.

All of the land within the annexation territory is owned or leased by Fort Wayne. Annexation of the area would give the City control over development on its own property and would ensure development at City standards.

(4) The deficit of income against expenses to the City must not be unreasonable.

If no property taxes are received from this territory as described in Alternative I, then the City will lose a modest amount each of the five years for policing this area. However, if the City receives property taxes, as explained in Alternative II, then the City would incur a negative balance only the first year.

(5) The City must desire to annex the area.

The City is the principal property owner in the annexation area, and it has already indicated its interest in annexation by petitioning for it.

C. RECOMMENDATION:

It is with careful thought and consideration that the Department of Community Development and Planning recommends that the Keller Road area be annexed to the City of Fort Wayne. This territory satisfies both legal and local criteria for an acceptable and beneficial annexation.

5363

Admn. Appr. _____

DIGEST SHEET

Q-81-07-51

TITLE OF ORDINANCE Resolution setting forth City policy for the voluntary annexation of the Keller Road Area.

DEPARTMENT REQUESTING ORDINANCE CD&P

SYNOPSIS OF ORDINANCE Resolution sets forth City policy for annexing the Keller Road Area and for providing services to the area.

EFFECT OF PASSAGE The City is more assured of being in compliance with Indiana annexation law upon the annexation of the Keller Road Area.

EFFECT OF NON-PASSAGE The City is less likely to be in compliance with Indiana annexation law upon the annexation of the Keller Road Area.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) To be explained by the fiscal plan to be prepared for the Keller Road Area.

ASSIGNED TO COMMITTEE (J.N.)